



£205,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: B

Holmcroft Stafford

Woodlands Road Holmcroft
Stafford Staffordshire



Sometimes you can't see the wood for the trees, but this beautifully presented three-bedroom terraced home on Woodlands Road stands out. Located in a convenient and well-regarded area, it offers excellent commuter links, nearby schools, and various amenities.

Inside, the property features an entrance hallway, a living room with a custom-fitted media wall, a kitchen, and a side entry/utility room. The first floor houses three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a large block-paved frontage providing ample off-street parking and a rear garden. Additionally, the home is equipped with solar panels (lease scheme) to help mitigate rising energy costs. This property is expected to attract first-time buyers or families looking to move up the property ladder. If you're interested, we recommend contacting us quickly, as homes like this are selling fast.

- Ideal First Time Buyers Property
- Well Presented Terraced House
- Living Room With Media Wall & Kitchen
- Three Bedrooms & Bathroom
- Large Block Paved Driveway & Rear Garden
- Fitted Lease Scheme Solar Panels

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor accommodation and radiator.

Living Room 18' 6" x 11' 3" (5.64m x 3.42m)

A bright, dual aspect reception room featuring a bespoke media wall with an electric fire and discreet lighting. Two vertical contemporary radiators, double glazed bow window to the front elevation and double glazed sliding patio doors to the rear garden.

Kitchen 9' 2" x 9' 4" (2.80m x 2.85m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink drainer with mixer tap. Spaces for appliances, tiled floor, vertical contemporary radiator and double glazed window to the rear elevation.

Side Entry / Utility

Having double glazed doors to the front and rear elevations, tiled floor, useful storage cupboard and space for washing machine.



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First Floor Landing

Having recessed downlights and access to loft space.

Bedroom One 9' 6" x 14' 8" (2.90m x 4.46m)

A generous sized main bedroom having recessed downlights, useful storage cupboard, radiator and double glazed window to the front elevation.

Bedroom Two 8' 6" x 11' 3" (2.59m x 3.44m)

A second double bedroom having a built-in cupboard housing the gas central heating boiler, recessed downlights, radiator and double glazed window to the rear elevation.

Bedroom Three 12' 3" x 6' 8" (3.73m x 2.03m)

Again, having a built-in cupboard, radiator and double glazed window to the front elevation.

Family Bathroom 5' 6" x 9' 8" max (1.67m x 2.95m max)

Having a suite which includes a panelled bath, separate tiled shower cubicle with fitted shower, pedestal wash hand basin and low level WC. Recessed downlights, tiled floor, radiator and two double glazed windows to the rear elevation.

Outside - Front

The property is approached over a large block paved driveway which provides ample off-road parking.

Outside - Rear

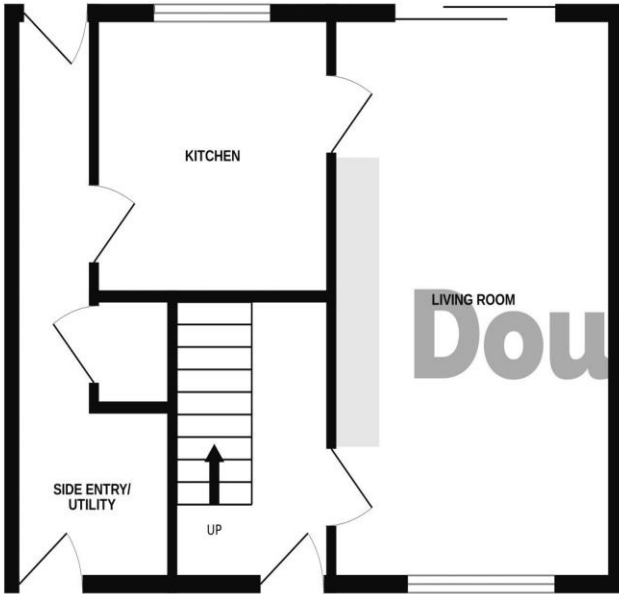
The property has a large rear garden which provides two sections. The first is low maintenance with paved and gravelled areas which would be perfect for entertaining. The rear part of the garden is a blank canvas and ready for the purchaser to design to their own taste.

Solar Panels

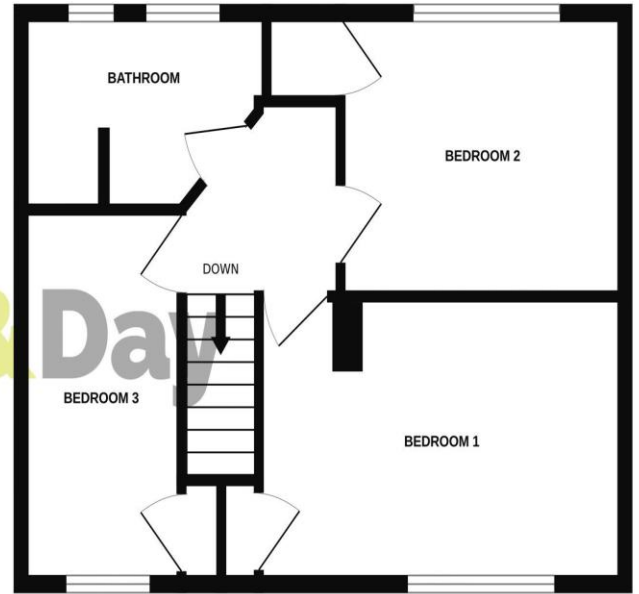
We understand that the solar panels on the roof of the property produce free electricity for the property with the remaining electricity going back into the grid. We understand that there is a leasehold agreement in respect of this. You should seek clarification from your Solicitor at an early stage in the transaction.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

TBC



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